

PROCEEDINGS OF THE HISTORIC CONSERVATION BOARD

MONDAY, NOVEMBER 22, 2004

3:00 P.M., J. MARTIN GRIESEL ROOM, CENTENNIAL PLAZA II

The Historic Conservation Board met at 3:00 P.M., in the J. Martin Griesel Room, Centennial Plaza II, with members, Chatterjee, Kreider, Raser, Senhauser, Spraul-Schmidt, Sullebarger and Wallace present. Absent: Bloomfield and Kirk

Minutes

The minutes of the Monday, November 8, 2004 meeting were unanimously approved (motion by Kreider, second by Spraul-Schmidt).

Cincinnati Center City Development Corporation (3CDC) Washington Park Redevelopment Plan Update

Des Bracey of 3CDC presented an update on the Washington Park Plan in Over-The-Rhine redevelopment plan:

1. The modified plans reflect the input of community representatives, Cincinnati Public Schools (CPS), professional groups and other interested stakeholders. Mr. Bracey said that what unites the work of 3CDC in various precincts is always to support the art and cultural institutions in town. Mr. Bracey acknowledged that the initial efforts in Washington Park focused on Music Hall, a strong institution in the City and Over-the-Rhine.
2. 3CDC is also focused on residential development, rehabbing vacant buildings, increasing homeownership in Over-the-Rhine, and the construction of a new parking lot for Music Hall. The Music Hall garage could incorporate office and retail space for Music Hall. The plan to expand the Park to 12th Street would result in the removal of the elementary school. 3CDC wants to assist in relocating Washington Park School to a new site at Walnut and Mercer.
3. The original proposal for the Music Hall garage included a pedestrian plaza between Memorial Hall and Music Hall. The architectural team is re-evaluated this aspect of the proposal, but 3CDC hopes the plaza will be included.
4. Every effort will be made to save as many buildings as possible. The historic buildings make Over-the-Rhine unique, and rehabbing existing buildings is more cost effective than demolishing and rebuilding.

There was general concern among Board members that the proposed sites for the new Washington Park School, the Music Hall garage and the K-12 Arts School are interdependent in the 3CDC plan. The loss or modification of one site will affect all of the proposed projects.

Ms. Sullebarger left the meeting at 4:00 p.m.

Certificate of Appropriateness, 432 Clark Street, Betts-Longworth Historic District

Staff member Adrienne Cowden presented a staff report on a Certificate of Appropriateness for the reconstruction of fire-damaged elevations of 432 Clark Street. A recent fire resulted in extensive interior and exterior damage. The Department of Buildings & Inspections ordered the owner, Jordan & Jordan Jr. Holdings, LLC, to demolish or to repair the building.

The owners wish to restore the building back to its original appearance. The majority of work will occur on the main (south) façade. The project architect, Jim Ritter, indicated he was willing to modify the permit drawings to match a pre-fire photograph of the property as closely as possible.

Staff indicated the proposal meets the spirit and the intent of the Betts-Longworth Historic District conservation guidelines.

Board Action: The Board voted unanimously (motion by Chatterjee, second by Raser) to approve a Certificate of Appropriateness with the following conditions:

1. The main (south) façade roof dormer shall be reconstructed to match better the original dormer in style, dimensions, and detailing.
2. The existing metal roof details (finials, cresting, and caps) shall be reinstalled.
3. Final construction drawings, revised to show all elements accurately and in detail, should be submitted to the Urban Conservator for approval prior to construction.

Certificate of Appropriateness, 1633 Von Seggern Alley, Prospect Hill Historic District

Staff member Caroline Kellam presented a report on an application for a Certificate of Appropriateness to rehabilitate and construct a cut away roof top deck on the front façade of the contributing building. The property on the west side of Von Seggern Alley between Milton and Boal Street will be an owner occupied single-family residence.

A portion of the sidewall altering the roofline and the eyebrow windows were infilled with brick by the applicant without a permit

Staff pointed out that according to the Prospect Hill Historic guidelines, features such as the chimneys give the roof its essential character and need to be preserved.

Mark Fisk, owner/applicant, was present to answer questions from the Board. Mr. Fisk informed the Board that the building was once adjoined to another building. During that time, staff reviewed the property and informed him of the requirements for a permit, but economics became an issue. He also noted that the neighborhood has deteriorated, and there are negative influences in the neighborhood. He acknowledged completing much of the work, but that the chimneys would be retained and the eyebrow infills are recessed.

Board Action: The Board voted unanimously (motion by Raser, second Spraul-Schmidt) to take the following action:

1. Find that the proposed rooftop deck meets the Prospect Hill Historic District guidelines, if the chimneys are retained, the roofline is reestablished and the infill in the eyebrows is recessed.
2. Approve a Certificate of Appropriateness for the construction of the rooftop deck at 1633 Von Seggern Alley with the following conditions:
 - a. Retain the chimneys.
 - b. Restore the roofline.
 - c. Recess the infill at least 2" in the eyebrow window openings.
 - d. Final plans must be reviewed and approved by the Urban Conservator prior to issuing a building permit.

Certificate of Appropriateness, 638 Vine Street, Storefront Signage, Provident Bank Building

Staff member Caroline Kellam presented a proposal for a Certificate of Appropriateness to install two new signs for Angilo's Pizza and Empress Chili and Deli at 638 Vine Street. This address is one of several storefronts in the Provident Bank Building. The proposal is for the space formerly occupied by Wendy's restaurant.

Staff stated that co-branding and multiple signs on the same storefront is becoming more common. There are no specific guidelines for signs for the Provident Bank Building.

The Board suggested that the applicants change the color of the sign's background to a neutral gray.

Board Action: The Board voted unanimously (motion by Spraul-Schmidt, second Kreider) with revisions to take the following action:

1. Find that the existing diamond pattern of the sign board be replaced with a warm gray background meet the local landmark guidelines and that the installation of two wall signs is acceptable in this circumstance, given the shared occupancy of two related restaurants.
2. Approve a Certificate of Appropriateness for the installation of the two signs as proposed at 638 Vine Street.

Other Business

Mr. William Forwood addressed the Board concerning the 2005 HCB Schedule and the Board agreed to review and adopt a final schedule at the next HCB meeting.

Adjournment

As there were no other items for consideration by the Board, the meeting adjourned.

William L. Forwood
Urban Conservator

John C. Senhauser, Chairman

Date: _____